

OK 25 15  
AND 01

The Planning Board met for its regular meeting on August 3, 1988 at 2:00 P. M. in Room 209, City Hall. Members present were Chairman John F. Keaney; Vice Chairman Frank D. DeFalco; Clerk Joan C. Sadowsky; John T. Reynolds. Also present were Director Francis J. Donahue; Director Michael S. Latka; Assistant City Solicitors David M. Moore and Michael Traynor; Assistant Commissioner of Public Works Gerhard M. Muenchmeyer; Senior Planner Alexander A. Pridotkas and Planning Coordinator of the Office of Planning and Community Development Philip Hammond.

#### View

The Board viewed Chilmark Street area - zone change petition, Rolling Oaks - status check, Kettle Brook - preliminary more than one building, Scarsdale Street - remove portion from official map.

#### Regular Meeting - Room 209 - City Hall

#### Call to Order

Chairman Keaney called the meeting to order at 3:20 P. M.

#### Minutes of June 29 and July 7, 1988

Mr. Reynolds moved that the minutes of June 29 and July 7, 1988 be approved.

Mr. DeFalco seconded the motion. The vote was unanimous.

#### Rolling Oaks - status check

Attorney Todd Rodman, representing the developer, stated that they are working with the Department of Public Works to resolve all the problems.

Mr. Muenchmeyer stated that the gas main will be relocated and the expense shared

by the developer and the Gas Company. The homeowners association will have ownership and responsibility of the sewer easements, detention pond and maintenance of the median strip. An amended plan will have to be submitted showing the grade change made during construction.

Attorney Rodman stated that the revised plan will be submitted to the Board.

Kettle Brook - preliminary more than one building and site plan review

Attorney Todd Rodman, representing the developer, stated that it is proposed to construct a 288 condominium development in six buildings on 39<sup>+</sup> acres of land located on Stafford Street. The units will be two-bedroom. A variance and a special permit from the Board of Appeals will be required as also the Conservation Commission approval.

Robert Newcomb, neighbor liaison for the developer, stated that seven meetings were held with the neighborhood and requested their input. As a result, buildings have been relocated to preserve large areas of open space and the concept of the development was changed to construct the units for 55 years old and over with no children.

Kenneth Hodgson, engineer, stated that five buildings will be clustered and one building by itself. The entrance/exit will be off Stafford Street. The roadway will be 30 feet wide except at the entrance it will be two 12-foot lanes with a 10-foot dividing aisle. Sidewalks will be constructed on both sides of the roadway except for one sidewalk for the one building by itself. One and three quarter spaces of parking is provided per unit. Kettle Brook bisects the

property. There will be walking trails and a recreation area but no tennis courts or swimming pool.

Mr. Muenchmeyer stated that the Department of Public Works has reviewed the plan and the following comments are noted.

1. Sewer extension permit is required.
2. The existing sanitary sewer systems is adequate to accept the additional flow from this development.
3. Surface sewer connections to be provided for each building.
4. Rim and invert elevations of all pipes and manholes should be shown.
5. Size and material for all pipe should be shown.
6. Sanitary sewers and water mains should be a minimum of ten (10) feet apart.
7. A minimum of four (4) feet of cover should be maintained over pipe or a high strength pipe natural utilized.
8. Headwalks should be provided at all discharges to Kettle Brook.
9. A notice of intent should be filed with the Conservation Commission.
10. The detention pond should provide for a weir and sump at the outlet.
11. The detention pond is shown located in the 100-year flood plain. The pond should function separately during a 100-year flood event.
12. Detailed hydraulic calculations should be provided.
13. The applicant should perform a flow test on the existing water distribution system to substantiate the adequacy of the system.
14. The plan should show water service sizes.
15. The water connections to Stafford Street should be shown in detail on the plan.
16. An additional main-line valve should be installed half-way into the development.
17. A water meter pit should be installed at the entrance to the main section of the development.

18. All water services should have individual shut-off valves.
19. Distances between manholes excessive.
20. Name and address of record owner should be shown on plan.
21. Names of owners of adjacent land should be shown on plan.
22. All lot line dimensions should be shown on plan.
23. Stafford Street line should be located from existing City of Worcester bounds.
24. Name of proposed street within project should be indicated.
25. Plan should show sanitary sewer and surface sewer in middle third of roadway.
26. Proposed wheelchair ramp locations not standard.
27. Name of proposed street on Sheet #3 not shown.
28. No sidewalks shown for street on Sheet #3.

Mr. Hammond stated that steps will have to be taken to protect the brook. Also, the Office of Planning and Community Development is concerned what the traffic impact will be in the area caused by the development.

Mr. Donahue stated that the proposed density of seven units per acre is acceptable.

Mr. Reynolds stated that he has problems about this development because of only one access, traffic congestion, water pressure and the large volume of surface water that will flow into the existing sewer system.

Mr. DeFalco stated that material dumped at the site in the past may contain hazardous waste.

Mr. ~~Hodges~~ <sup>Hodgson</sup> replied that a couple of years ago tests were taken and the results were negative according to the 21E report.

Mr. Keaney questioned if it is possible to have a second access.

*Hodgson*  
Mr. ~~Hodges~~ replied that Hyatt Street was looked at but it was undesirable.

Mr. Muenchmeyer suggested that the developer be required to do a traffic study for the area.

Mr. Keaney replied that any traffic problems in the area should be handled by the city.

Mr. Muenchmeyer stated that there are engineering problems, possible water pressure problems and the detention pond is not designed for 100-year flood.

Mr. Reynolds stated that there is no technical fix on traffic or wetlands and one access is not feasible.

Mr. Keaney replied that wetlands cannot be discussed because of lack of expertise.

Mr. Donahue stated that approval not required has been recorded, the area was rezoned to residential but a property owner has the right for three years to utilize the land for manufacturing uses as the area was zoned manufacturing.

Attorney Moore then read site plan requirements as outlined in the zoning ordinance.

Mr. Donahue stated that the Board is only making a recommendation to the Board of Appeals on the site plan application. If it is denied by the Board of Appeals,

the development is killed. If approved, the developer has to come back to the Planning Board for definitive approval. If preliminary approval is granted, it is only conceptual in nature.

Mrs. Sadowsky moved that the Board recommend to the Board of Appeals approval of the proposed development subject to the following requirements being met.

1. Compliance with the requirements of the Department of Public Works and the Health Department.
2. Preparation of and submission to the Board of Appeals for consideration and information a traffic study which should address, but not be limited to, the following concerns.
  - a. Deceleration lane to the entrance on Stafford Street for traffic traveling in a westerly direction.
  - b. Review of all sight distances, both horizontal and vertical, on Stafford Street at the entrance area.
  - c. Address the need for signalization of both the Stafford-Ludlow Streets and Ludlow-Main Streets intersection.

Mr. DeFalco seconded the motion. The vote was unanimous.

Mrs. Sadowsky moved that the Board give preliminary approval subject to the following requirements.

1. Submission of a 21E report when filing the definitive plan.
2. Preparation and submission of a traffic study to be available for consideration by the Zoning Board of Appeals. This study should address, but not be limited to, the following concerns.
  - a. Declaration lane to entrance on Stafford Street for traffic going in a westerly direction.

- b. Review of all sight distances, both vertical and horizontal, on Stafford Street at entrance area.
  - c. Address need for signalization of both the Stafford-Ludlow Streets and Ludlow-Main Streets intersections.
3. Receipt of a special permit and/or variance from the Zoning Board of Appeals permitting this construction.
  4. Approval of the Conservation Commission.
  5. Submission of complete engineering plans, profiles and hydraulic calculations in accordance with the Subdivision Control Regulations prior to advertising of the required public hearing.
  6. Compliance with the requirements of the Department of Public Health.
  7. Compliance with the requirements of the Department of Public Works.
  8. Design of the detention pond and related drainage facilities for 100-year flood conditions.

Mr. DeFalco seconded the motion. The vote was unanimous.

Mrs. Sadowsky suggested that the developer be notified that it is the intention of the Planning Board to require posting of a bond to guarantee construction of the services within the development if it is ultimately approved by all parties involved. The Board agreed to the suggestion.

West Boylston Street - site plan review - tabled

Mr. Donahue stated that the Board at its June 1, 1988 meeting tabled the request for site plan review in order to incorporate certain changes suggested by the Board.

Attorney Anthony J. Vigliotti, representing the developer, stated that all the suggested changes have been made. It is proposed to construct one five-story building containing 98 dwelling units, 200 parking spaces including six for the handicapped, a deceleration lane, a sidewalk on West Boylston Street and a sidewalk from the street to the building, one detention pond and increasing open space area.

Mr. Muenchmeyer stated that the Department of Public Works has reviewed the plans and the following comments are noted.

1. Sewer extension permit is required.
2. Hydraulic calculations for pipe sizing is incomplete.
3. Profile of surface sewer should be submitted.
4. Catch basin connections should have a minimum slope of 0.016 and should not exceed 70 feet in length.
5. Sill elevation for proposed building should be shown.
6. Plan should indicate the reason for submission, i.e. preliminary site plan, final site plan, etc.
7. Proposed work in Route 12 requires permission from State DPW.
8. Notice of Intent should be filed with Conservation Commission.
9. Plan should clearly show ingress and egress from covered parking area.
10. Details of parking area, to be fill, should be shown.
11. Proposed surface drain connected directly to detention area, not standard.
12. Detail for connecting five (5) catch basin connections to one manhole should be shown.
13. Details for the conversion of State catch basin to City of Worcester standard manhole should be shown.



14. All abutters should be shown on plan.

Mrs. Sadowsky moved that the Board recommend to the Board of Appeals approval of the proposed development subject to the following requirement being met.

1. Compliance with requirements of the Department of Public Works and the Department of Public Health.

Mr. Reynolds seconded the motion. The vote was unanimous.

Malvern Road - site plan review - tabled

Arthur L. Bouley, engineer, stated that it is proposed to construct seven townhouses on one-half acre of land located on Malvern Road. Because of the grade, the garages will be located in the rear of the buildings. There is a lot of rock on the site and blasting may be required.

Mr. Muenchmeyer stated that the Department of Public Works has reviewed the plan and the following comments are noted.

1. Show profile of all proposed sewers.
2. Show size and type of pipe all sewers and connections.
3. Hydraulic calculations for 25-year storm required.
4. Plan shows an 8-inch sanitary connection, 6-inch is all that is required.
5. Sanitary sewer connection as shown has a bend in the line, should be straight or have a manhole at bend.
6. Driveway as shown on plan is not standard.
7. Retaining wall details should be shown on plan.
8. Plan shows northeast corner of proposed wall.
9. Plan does not show any details of slope behind wall material or plantings.

10. Plan does not indicate any fence installation or top of proposed retaining walls.
11. Plan shows a 6-inch water connection which seems to be much more than required. I would suggest a 2-inch connection.
12. All materials and construction methods to be City of Worcester standards.

Mr. Bouley stated that the single family units will be two stories in height fronting Malvern Road.

Mr. Keaney stated that it is a very difficult site to work with because of the grade.

Mr. Bouley agreed.

Mrs. Sadowsky moved that the Board recommend to the Board of Appeals denial of the proposed development for the following reasons.

1. The proposed plan interferes unnecessarily with the adjoining public street by reason of poor sight distance on Malvern Road at the entrance drive.
2. The proposed plan unnecessarily damages the significant natural, topographic and physical features of the site.
3. The proposed development would be injurious and detrimental to the use of the surrounding property.
4. The site is not adequately shielded from nearby uses which may be incompatible with the proposed use.
5. The proposed plan unnecessarily creates drainage and erosion problems and does not offer slope protection.

Mr. Reynolds seconded the motion. The vote was unanimous.

Scenic Heights - request for grade modification and reduction of bond

Andrew B. Liston, engineer, stated that this subdivision was approved two years ago. It is proposed to raise the grade of the street so that less earth work will have to be done. The revised plans and profiles were submitted to the Department of Public Works for their review. Also, the erosion control plan is being revised.

Mr. Muenchmeyer stated that the Department of Public Works has no objections to the revision but will require new sill elevations, the revised sewer system and the erosion control plan.

Mr. DeFalco moved that the Board approve the plan as amended because the proposed changes are de-minimus in nature subject to the Department of Public Works review and approval.

Attorney Jonathan Finkelstein requested that the amount of the bond being held by the city be reduced.

Mr. Muenchmeyer recommended that the bond be reduced by \$215,800.

Mrs. Sadowsky moved that the bond be reduced from \$369,000 to \$153,200 of which 10% be in the form of cash. Mr. DeFalco seconded the motion. The vote was unanimous.

Longview Estates subdivision - Massachusetts Electric Company request

Robert Galgano of Massachusetts Electric Company stated it is requested that the company be allowed to construct overhead wires in Erie Avenue, from Country Club Boulevard to Chino Avenue, and the extension of White Avenue to Erie Avenue. In some cases, the existing lines are in inaccessible rights-of-way behind Erie Avenue and on Wayside Avenue. Improved access to the new facilities will provide flexibility for future construction and improved reliability of electric service to customers in the area. Also, these lines are outside the two-mile radius of City Hall.

Mr. Donahue stated that the Subdivision Control Regulations require all utility lines be placed underground in new subdivisions.

Mr. Keaney stated that the lines should be placed underground for aesthetic purposes.

Mr. DeFalco stated that the lines would not be subject to the weather if placed underground.

Mr. Reynolds moved that the Board deny the request to construct overhead wires within this subdivision. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Tyler Prentice Road - request for waiver - tabled

Richard Hackler of TASC stated it is requested that the Board waive its

requirements for review of a plan showing more than one residential building on a lot and to waive its site plan review. It is planned to construct two single family buildings and one duplex to be utilized as parsonage housing.

Rev. John K. Wibley, pastor of the First Assembly of God Church, stated that a permit was issued for one of the buildings because it has frontage on Tyler Prentice Road. The other buildings do not have frontage.

Mr. Muenchmeyer stated that the length of said street, 220 feet, as listed in the street directory is incorrect. Department of Public Works records indicate that it should be 369 feet long. Only one house number will be issued for the entire complex because it is an accessory use to the church.

Mr. Donahue stated that a determination should be made regarding the correct length of the street.

Mr. Reynolds stated that the proposed use should be handled as an accessory use to the main use.

Mr. Keaney stated that he is concerned if the regulations are waived and in the future the use is abandoned.

Rev. Wibley replied that the church has no intention of selling the land.

Mr. Reynolds moved that the Board waive its requirements for review of a plan

showing multi-structure residential buildings on one lot and to waive its requirements for site plan review in such a development. These waivers are subject to satisfying the requirements of the Department of Public Works regarding drainage and other engineering matters. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Camelot Village - sidewalk waiver - tabled

Mr. Donahue stated that the developer and the Department of Public Works are working on a solution regarding the elimination of the sidewalks in Wrentham Road.

Brook Crossing - communication from the Conservation Commission

Mr. Donahue stated that the Conservation Commission is questioning if two access roads are necessary because two brook crossings will have to be made. In the future possibilities exist that the vacant land to the north and east of this subdivision may be developed.

Mr. Reynolds stated the Board insists on two access roads when possible.

Andrew B. Liston, engineer, stated that the Conservation Commission does not think crossing of the brook in two locations is necessary.

Mr. DeFalco moved that the Board inform the Commission that two access roads will be required in order to provide adequate ways to all of the lots in the subdivision, to lessen congestion in such ways and in adjacent public ways,

and to coordinate the ways in neighboring subdivisions. Mr. Reynolds seconded the motion. The vote was unanimous.

Wildwood Acres - bond reduction

Mr. Donahue stated that the developer of this subdivision has requested the Board to reduce the amount of bond being held by the city.

Mr. Muenchmeyer recommended that the bond be reduced by \$87,000.

Mr. Reynolds moved that the bond be reduced from \$176,930 to \$89,930 of which 10% must be in cash. Mr. DeFalco seconded the motion. The vote was unanimous.

Parsons Hill - bond review

Mr. Muenchmeyer stated that the city has established an escrow account in the amount of \$15,000 to guarantee the water service at 32 Parsons Hill Drive and the main sewer and connection at 75 and 76 Timrod Drive. This account was to be held for a period of two years from the date the City Council accepts the streets, and the decree plan and description is filed at the courthouse.

A break in the water service line occurred at 32 Parsons Hill Drive and the city repaired it. There is also work relandscaping the lawn, replacing any damaged shrubs and making repairs to any damaged walks or drives. The cost amount has not yet been determined. The monies held in the escrow account should be used to reimburse the city.

Mr. DeFalco moved that the Board table this item until the amount is determined by the Department of Public Works. Mr. Reynolds seconded the motion. The vote was unanimous.

Moreland Heights - bond release

Mr. Donahue stated that the developer of this subdivision has requested the Board that the bond being held by the city be released.

Mr. Muenchmeyer recommended that the bond be reduced by \$29,175 but not released entirely.

Mr. Reynolds moved that the bond be reduced from \$45,000 to \$15,825 of which 10% must be in cash. Mr. DeFalco seconded the motion. The vote was unanimous.

Jonathan Estates - bond reduction

Mr. Donahue stated that the developer of this subdivision has requested the Board for a reduction of the bond being held by the city.

Mr. Muenchmeyer recommended that the bond be reduced by \$124,495.

Mr. Reynolds moved that the bond be reduced from \$175,200 to \$50,705 of which 10% must be in cash. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Hidden Farms - bond reduction

Mr. Donahue stated that the developer of this subdivision has requested the Board for a reduction of the bond being held by the city.



Mr. Muenchmeyer recommended that the bond for Section I be reduced by \$38,840 and for Section II by \$7,824.

Mrs. Sadowsky moved that the combined bond for Sections I and II be reduced to \$112,216 of which 10% must be in cash. Mr. Reynolds seconded the motion. The vote was unanimous.

Indian Hill - bond reduction

Mr. Donahue stated that the developer of this subdivision has requested the Board for a reduction of the bond being held by the city.

Mr. Muenchmeyer recommended that the bond be reduced by \$584,855.

Mrs. Sadowsky moved that the bond be reduced from \$865,675 to \$280,820 of which 10% must be in cash. Mr. Reynolds seconded the motion. The vote was unanimous.

Hilltop Circle - accept as public

Mr. Donahue stated that a petition was filed to accept Hilltop Circle as a public way because it was built under the Subdivision Control Regulations.

Mr. Muenchmeyer stated that a decree plan has not been submitted to the Department of Public Works.

Mrs. Sadowsky moved that the Board table this item until all the required plans

have been submitted. Mr. DeFalco seconded the motion. The vote was unanimous.

Draper Street - priority

Mr. Donahue stated that Draper Street, from Shrewsbury Street southerly, has water, no sewers but the houses are connected through long connections, the width varies, built up 100% and rates a #2 priority.

Mr. Reynolds moved that this street be given a #2 priority. Mr. DeFalco seconded the motion. The vote was unanimous.

Lebanon Street - priority

Mr. Donahue stated that Lebanon Street, from Genesee Street southerly, has water, sewers, width of 45 feet, built up 92% and rates a #2 priority.

Mr. Reynolds moved that this street be given a #2 priority. Mr. DeFalco seconded the motion. The vote was unanimous.

Park Avenue Place - priority

Mr. Donahue stated that Park Avenue Place, from Park Avenue easterly, has water, sewer, width of 36<sup>+</sup> feet, built up 100% and rates a #3 priority.

Mr. Reynolds moved that this street be given a #3 priority. Mr. DeFalco seconded the motion. The vote was unanimous.

Date of Next Meeting - September 7, 1988.

Plans to be Ratified

Mrs. Sadowsky moved that the following plans be ratified. Mr. Reynolds seconded the motion. The vote was unanimous.

- 3820 - plan of land on Belmont & Converse Streets and Oak Avenue, owned by Memorial Managed Properties, Inc., signed 7/7/88
- 3821 - plan of land on Lachapelle & Benoit Streets, owned by Lachapelle Realty Trust, signed 7/7/88
- 3822 - plan of land off Plantation Street, owned by Worcester Business Development Corp., signed 7/7/88
- 3823 - plan of land on Iroquois, Potomska & Weetamoe Streets, owned by Paul Sansoucy, signed 7/7/88
- 3824 - plan of land on Hockanum Way, owned by Jane F. Lind, signed 7/15/88
- 3825 - plan of land on Southgate Street, owned by Kerrie L. Latino, signed 7/15/88
- 3826 - plan of land on Swan Avenue, owned by Joseph J. Mattero, signed 7/15/88
- 3827 - plan of land on Granite & Garnet Streets, owned by Thomas A. Carlin Jr., signed 7/15/88
- 3828 - plan of land on Brewer & Brigham Roads, owned by Priscilla Hollyer, signed 7/20/88
- 3829 - plan of land on Standish & Cohasset Streets, owned by Ferdinand & Karin Kuljus, signed 7/15/88
- 3830 - plan of land on Sutton Place & Lane, owned by Sutton Place Realty Trust, signed 7/20/88
- 3831 - plan of land on Mountain Street East & Doyle Street, owned by Mary & Barbara Lord and Kathleen Tedesco, signed 7/20/88

- 3832 - plan of land on Peacedale Avenue & Steele Street, owned by Joseph Wersal & John F. Real, signed 7/20/88
- 3833 - plan of land on Franklin Street, owned by Matteo & Maria Lapamardo, and G & M Builders, Inc., signed 7/28/88
- 3834 - plan of land on Barrows Road, owned by Perry Hollyer, signed 7/28/88
- 3835 - plan of land on Inverness & Warner Avenues, owned by Robert V. Vartanian & Carmen Medina, signed 7/28/88
- 3836 - plan of land on Sunnyside Avenue, owned by Harvey, Charles & Richard Ball, signed 7/28/88
- 3837 - plan of land on Rogers & Rudolph Streets, owned by Frank & Maureen Reardon, signed 7/28/88
- 3838 - plan of land on Jonathan Circle, owned by R. H. Gallo Builders, Inc., signed 7/28/88
- 3839 - plan of land on Cuba & El Caney Roads, owned by George & Cecile Dion, signed 8/3/88
- 3840 - plan of land on Epworth Street, owned by B. T. Realty, signed 8/3/88
- 3841 - plan of land on Everton & Kirkland Streets, owned by James Guglielmello, signed 8/3/88
- 3842 - plan of land on Cohasset Street, owned by Village Realty Trust, signed 8/3/88.

Any Other Business - none.

Recess

Chairman Keaney recessed the meeting at 5:30 P. M.

Public Hearings - Training Room - City Hall

Chairman Keaney called the meeting to order at 7:30 P. M.

Bancroft Estates - revise cul-de-sac

Mrs. Sadowsky read the notice of the application of S.M.C. Corp. to amend the approved subdivision entitled Bancroft Estates by revising the cul-de-sac layout at the southerly terminus of Darnell Road.

Mr. Keaney then asked for the proponents.

Mr. Garry Connor, developer, stated that the cul-de-sac on Darnell Road has been revised from a tear-drop design to a centered design. Lots #57 and 58 have been increased in size and parcel "A" has been reduced in size. The reason for the re-design is because of the big slope in said area. The new design will be a standard cul-de-sac.

Mr. Muenchmeyer stated that the Department of Public Works has no objections.

Mr. Keaney then asked for the opponents of which there were none.

Mr. Keaney then declared the hearing closed.

Scarsdale Street - remove portion from official map

Mrs. Sadowsky read the notice of the public hearing on the petition of Kimberly Spencer to remove a portion of Scarsale Street, from Paris Avenue

westerly approximately 100 feet, from the Official Map of the City of Worcester.

Mr. Keaney then asked for the proponents.

Martin Pratt, real estate broker, stated that this portion of the street does not exist but it is on the official map. A house was built 30-40 years ago in said location. In order to rectify matters, it is requested that this portion of the street be taken off the map.

Mr. Keaney then asked for the opponents of which there were none.

Mr. Muenchmeyer stated that there are no city utilities in this portion of the street.

Mr. Keaney then declared the hearing closed.

Chilmark Street area - request to change zone from RG-5 to RL-7

Mrs. Sadowsky read the notice of the public hearing on the petition of Ettore Campomizzi to change the zone from RG-5 to RL-7 of Wilson Street, Chilmark Street and adjoining streets.

Mr. Keaney then asked for the proponents.

Carol Campomizzi, 35 Wilson Street, stated that the area consists of single, two-family and some three-family homes. The lot sizes are small and parking

is limited. The proposed change will preserve the character of the neighborhood.

Anthony DeAngelis, 5 Wilson Street, stated that he is in favor of the zone change.

Tomaso Catacchio, 53 Wilson Street, stated that he is in favor of the petition but complained about the trucks parking in the lot owned by Coca-Cola Co., Inc.

Marcia Ambler, 21 Chilmark Street, stated that she is in favor of the zone change but is also concerned about the inadequate parking spaces in the area.

Mr. Delaney of Wilson Street stated that he is in favor of the petition. The area is congested because there is no off-street parking available.

Mr. Keaney then asked for the opponents.

Wayne Ramsey, 33 Wilson Street, stated if the area is rezoned he will not be able to expand or provide new housing in the area.

Mr. Keaney then declared the hearing closed.

Regular Meeting - Training Room - City Hall

Call to Order

Chairman Keaney called the meeting to order at 8:10 P. M.

Items of Public HearingBancroft Estates - revise cul-de-sac

Mr. Reynolds moved that the Board approve the request to amend the previously approved plan of the Bancroft Estates subdivision relating to the location of the cul-de-sac at the southerly terminus of Darnell Road. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Scarsdale Street - remove portion from official map

Mrs. Sadowsky moved that the Board remove the private portion of Scarsdale Street, from Paris Avenue westerly approximately 100 feet, from the official map. Mr. Reynolds seconded the motion. The vote was unanimous.

Chilmark Street area - request to change zone from RG-5 to RL-7

Mr. Hammond stated that the consultant who prepared the zoning map recommended the area be zoned RG-5 and increase the off-street parking requirements.

Mr. Donahue suggested that the Board could recommend to the City Council the area be zoned as is but require more off-street parking.

Mr. DeFalco stated that the area has mixed land uses and the streets are congested by on-street parking. The case will worsen in the winter time when no parking will be allowed on one side of the street. Some of the vacant lots in the area are already being developed for multi-family housing.

Mr. Keaney stated that the proposed new zoning map and ordinance are being



reviewed by the City Council and questioned if a favorable recommendation is warranted at this time.

Mrs. Sadowsky stated that the area is presently congested and the city should not wait to worsen the problem.

Mr. Reynolds moved that the Board recommend to the City Council the petition be approved as the proposed zone more accurately reflects the majority of the land use in the area and additionally the narrow streets in the area are unable to support the traffic which would be generated by a multi-family development.

Mrs. Sadowsky seconded the motion. The vote was unanimous.

Adjournment

Chairman Keaney adjourned the meeting at 9:00 P. M.